



Mayor Kristine Lowe | Mayor Pro Tem Gene Goss
Council Member Edward Garcia | Council Member Kelly Kriebs | Council Member Robert Parkhurst

Tuesday, February 24, 2026, 5:30 P.M.

City Council Chambers, 232 W. Sierra Madre Blvd.

AMERICANS WITH DISABILITIES ACT

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk at (626) 355-7135. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

PUBLIC COMMENT & ACCESS

The Brown Act provides the public with an opportunity to make public comments at any public meeting. As an alternative, public comment may be submitted by e-mail to publiccomment@sierramadrecal.gov by 3:00PM on the day of the meeting. Emails will be acknowledged at the City Council meeting, filed into public record, and scanned onto the City website for public review.

A copy of the posted agenda and a live video stream of the meeting can be found on the City's website at sierramadrecal.gov, on Foothills Media website at foothillsmidia.org/sierramadre, and broadcast on Government Access Channel 3 (Spectrum).

If you require special assistance to participate in this meeting, please contact the City Clerk's Office at (626) 355-7135 at least 48 hours prior to the meeting.

CODE OF CONDUCT

The purpose of a City Council meeting is to conduct City business. Members of the public that behave in a manner that interrupts or obstructs the City Council's ability to conduct City business may be asked to leave the meeting. Any and all demonstrations which disrupt, interrupt, or obstruct the City Council's ability to conduct City business are prohibited. No signs, posters, or other large objects shall be brought into the Council Chambers or other meeting place if doing so would disrupt, disturb, or otherwise impede the orderly course of the meeting.

1. CALL TO ORDER

The meeting was called to order at 5:34 pm

2. PLEDGE OF ALLEGIANCE AND INSPIRATION

Council Member Kriebs led the audience in the Pledge of Allegiance. Afterwards, she announced that baseball spring training was underway. She also announced Opening Day parades for Sierra Madre Little League and Sierra Madre Girls Softball on Saturday and Sunday, respectively. She concluded her inspiration with a quote from Babe Ruth, "Never let your fear of striking out get in your way".

3. ROLL CALL OF CITY COUNCIL MEMBERS

Kristine Lowe, Mayor
Gene Goss, Mayor Pro Tem
Edward Garcia, Council Member

Kelly Kriebs, Council Member
Robert Parkhurst, Council Member

Also Present: Michael Bruckner, City Manager
Aleks Giragosian, City Attorney
Laura Aguilar, City Clerk
Leila Regan, Library Services Director
Joshua Wolf, Senior Planner
Brent Bartlett, Fire Chief
James Carlson, Public Works Senior Analyst
Eric Lozick, Public Works Management Analyst
Oscar Millan, IT Manager
Denise Mendoza, Administrative Analyst

4. REPORT FROM CITY ATTORNEY REGARDING CLOSED SESSION

- a. Conference with Real Property Negotiator (G.C. 54956.8)
Property: 350 Sierra Madre Blvd., Sierra Madre, CA 91024
City Negotiator: Michael Bruckner, City Manager
Negotiating Party: Thomas Swick
Under Negotiation: Terms of Payment

City Attorney Giragosian announced that the City Council met to discuss this item. No reportable action was taken.

- b. Public Liability Claims (Gov. Code 54956.95)
Claimant: Roland and Julie Fargo
Claim Against: City of Sierra Madre

City Attorney Giragosian announced that the City Council met to discuss this item. The City Council voted unanimously to deny the claim.

5. SUPPLEMENTAL INFORMATION FROM CITY CLERK REGARDING AGENDA ITEMS

City Clerk Aguilar announced that there were no updates to report.

6. REPORTS FROM MAYOR AND CITY COUNCIL (including reports from City Council related to meetings attended at City expense per AB 1234)

Council Member Parkhurst: Reported that the Transportation Sub-Committee meeting met two Fridays ago. Their next meeting is tomorrow. The contract with Uber is currently going through legal review. The committee is discussing an RFP for longer-term plans and options.

The Natural Resources Commission met last week. He reported that the Community Bike Ride will be April 18 with Earth Day the following Wednesday. They are also trying to organize an event at Bailey Canyon on April 25. Lastly, the Commission discussed Open Space Element.

On February 19 the Clean Power Alliance held an Executive Committee meeting. They are piloting a program to offer no charge for electricity use during the middle of the day, and long-term energy rate contracts with businesses.

Council Member Garcia: Reported that he attended a performance at the Sierra Madre Playhouse.

He reported a Special meeting of the Senior Community Commission. It was a lunch time town hall forum with about 25-30 attendees. After the presentation, the commissioners spent time talking to the audience.

Council Member Kriebs: Reported that she attended the San Gabriel Valley Council of Governments Natural Resources Committee meeting. They discussed a UC Riverside report on the effects of data centers.

She reported being invited to Sierra Madre Middle School Service and Debate Club. She spoke about the City structure and what the City does.

She also attended the Library Trustee meeting. They discussed the progress of the library construction project and the upcoming grand opening.

Mayor Pro Tem Goss: Reported that on February 11 he attended the Library Construction Project Ad-Hoc Committee meeting. He reported that the project is still on schedule and under budget. On February 13 he reported that he attended a meeting of the Transportation Sub-Committee meeting.

Mayor Lowe: reported that she attended Gooden Schools 50th anniversary chapel along with former Mayor Josh Moran.

On February 17 she attended a memorial service for a former firefighter Steve Giddy

On February 19 she attended the Planning Commission meeting. They discussed nuisance properties. A Public Hearing will be held in the near future for one Carter.

7. REPORTS FROM CITY STAFF

Library Services Director Regan

Announced that the library is scheduled to open in June. Many digital library services remain available.

8. PRESENTATIONS

a. Presentation for the Meadows at Bailey Canyon Soil Testing Timeline

This report was presented by City Attorney Giragosian

5:50 pm - Technical difficulties regarding the broadcast on Government Channel 3 were discovered. Mayor Lowe called for a brief recess to allow staff to work on the issue.

5:56 pm – The City Council reconvened their meeting. Mayor Lowe announced that Government Channel 3 had audio, but not visual and directed the public to watch the meeting live on the City's website and on YouTube.

City Clerk announced for the record that three (3) emails were received. From:

1. Matthew Bryant
2. Maria Karafilis
3. Amy Wasson

All emails were forwarded to the City Council in advance of the meeting and posted onto the City's website for public access.

Six (6) Speaker Cards were submitted from the following members of the public:

4. Ruth Torres, 501 Sierra Keys
5. Alicia Yao, Sierra Keys
6. Dr. Christie Kederian
7. Rob Fukuzaki, Sunnyside Avenue
8. Sharil Fukuzaki, Sunnyside Avenue
9. Deb Sheridan, 635 Valle Vista

City Attorney Giragosian and city staff clarified some of the points made during public comment.

9. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Any person wishing to speak before the City Council is asked to complete a Speaker Card and provide it to the City Clerk prior to the start of the meeting. Speakers are generally limited to three (3) minutes per person and time may not be delegated; any changes to the allotted time will be announced prior to the Public Comment period. Under the Brown Act, the City Council is prohibited from discussing or taking action on any item not listed on the posted agenda.

All comments addressing the Council must be made from the podium. Persons with a disability who require a disability related modification or accommodation in order to participate in the meeting, including auxiliary aids or services, may request such modification or accommodation from the City Clerk.

Seeing no one come forward, Mayor Lowe closed public comment for items not on the agenda.

10. PUBLIC HEARING

Any person wishing to speak before the City Council on a public hearing item is asked to complete a Speaker Card noting the agenda item number and provide it to the City Clerk prior to the start of the public hearing. Separate and apart from the applicant (who may speak longer in the discretion of the City Council) speakers are generally limited to three (3) minutes per person; any changes to the allotted time will be announced prior to the Public Comment period. Under the Brown Act, the City Council is prohibited from discussing or acting on any item not listed on the posted agenda. The applicant may additionally submit rebuttal comments, at the discretion of the City Council.

- a. Resolution No. 26-14 and Appeal of the Planning Commission's Decision to Approve a Design Review Permit (DRP 25-02) for The Meadows at Bailey Canyon Project

CEQA: Pursuant to California Public Resources Code Section 21100, state law requires the preparation of an EIR for proposed projects that may have a significant effect on the environment. The EIR is an informational document intended for use by the City of Sierra Madre as the lead agency, other public agencies, and members of the public. 14 CCR Section 15090 requires a lead agency to certify the final EIR prior to approving a proposed project.

Recommended Action: Adopt

Mayor Lowe opened the Public Hearing for the Appeal of the Planning Commission's Decision to Approve a Design Review Permit for The Meadows at Bailey Canyon Project. Senior Planner Wolf presented the report.

Mayor Lowe asked City Attorney Giragosian if he had anything to add.

City Attorney Giragosian made a presentation on the analysis of the appeal and addressed CEQA, Public Resources Code 2116. City Attorney Giragosian defined and shared the differences between Subsequent EIR, Supplemental EIR, and Addendum EIR.

Mayor Lowe called the Appellant forward to provide their presentation. Mr. Yao provided a Power Point Presentation.

Mayor Lowe called the Applicant forward to provide their presentation Mr. Frankel, representing Toll Brothers stepped forward.

Mayor Lowe invite members of the public to provide testimony, announcing that each speaker was limited to three minutes.

The following individuals came forward to provide comment:

1. Fire Chief Bartlett
2. Joachim Kederian, 615 Edgeview Drive:
3. Philip Yao
4. Senior Planner Wolf

Seeing no one else come forward, Mayor Lowe announced that the Public Hearing was closed, and the matter was before the City Council for deliberation.

Mayor Lowe asked the Council for a motion.

Council Member Kriebs made a motion to adopt Resolution 26-14 with the addition of Section 7

Mayor Pro Tem Goss seconded the motion.

Mayor Lowe called for a vote of the Council:

Ayes:	Mayor Lowe, Mayor Pro Tem Goss, Council Members Garcia, Kriebs, and Parkhurst
Noes:	None.
Absent:	None.
Abstain:	None.

The motion passed by unanimous voice vote.

10:22 pm Mayor Lowe called for a brief recess / 10:33 pm The Council reconvened their meeting.

Council Member Kriebs immediately proposed moving Discussion 1 to a future meeting.

Mayor Lowe proposed moving Discussion 2 to be presented this evening, before Consent.

Council Member Garcia proposed moving Consent G to Discussion and moving it to a future meeting.

A motion to the three proposed changes was made by Council Member Parkhurst

The motion was seconded by Council Member Garcia.

Mayor Lowe called for a vote of the Council:

Ayes:	Mayor Lowe, Mayor Pro Tem Goss, Council Members Garcia, Kriebs, and Parkhurst
Noes:	None.
Absent:	None.
Abstain:	None.

The motion passed by unanimous voice vote.

11. DISCUSSION ITEMS

- a. Resolution No. 26-21 Amending the Fiscal Year 2025-2026 Budget Authorizing a Supplemental Appropriation in the amount of \$200,000 for Wildfire Recovery and Resilience Improvements funded by the Los Angeles County Regional Park and Open Space District Restore Grant

CEQA: Not a Project

Recommended Action: Approve

The presentation was made by Management Analyst Lozick.

Mayor Lowe brought the matter to the City Council for questions.

Mayor Lowe opened the podium for public comment. City Clerk Aguilar noted for the record that no public comment e-mails had been received for this discussion item.

The following individual came forward to provide comment:

1. Alison Snow, Sierra Madre Environmental Council

Seeing no one else come forward, Mayor Lowe closed Public Comment and brought the matter back to the City Council for discussion.

Mayor Lowe asked the Council for a motion.

Council Member Garcia made a motion to select Option B from the staff report: an alternate crossing area (approximately 80 feet south of the bridge area) that could be used to construct a resilient “wet crossing” to connect the “Canyon View Nature Trail” to the “Live Oak Nature Trail” loop. The western slope of the wet crossing area is in very good shape and easily traversable. The eastern slope of the wet crossing area would need some trail installation and at least one switchback. It is estimated that constructing the wet crossing would be considerably less expensive, and the additional funds could be used for improvements. These improvements will address erosion and restore safe passage, consistent with the grant’s trail repair objectives, and will provide hikers with an educational opportunity to observe natural wildfire recovery; and adopt Resolution 26-21.

Council Member Parkhurst seconded the motion.

Mayor Lowe called for a vote of the Council:

Ayes: Mayor Lowe, Mayor Pro Tem Goss, Council Members Garcia, Kriebs, and Parkhurst
Noes: None.
Absent: None.
Abstain: None.

12. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine and can be acted on by one vote. There will be no separate discussion of these items unless a member of the City Council requests that a specific item be removed from the Consent Calendar for separate discussion and action.

- a. Regular Meeting Minutes of February 10, 2026
CEQA: Not a Project
Recommended Action: Approve
- b. Resolution No. 26-15 Approving Certain Demands for Payment
CEQA: Not a Project
Recommended Action: Approve
- c. Quarterly Treasurer’s Report – Quarter Ending December 31, 2025
CEQA: Not a Project
Recommended Action: Receive and File
- d. Annual Comprehensive Financial Report for Fiscal Year 2024-2025
CEQA: Not a Project
Recommended Action: Receive and File

- e. Second Reading of Ordinance No. 1490 Amending Section 3.08.040 of the Sierra Madre Municipal Code Related to Purchasing for Non-Public Projects
CEQA: Not a Project
Recommended Action: Adopt
- f. Professional Services Agreement with Willdan Engineering for Public Works Inspection Services for the Meadows at Bailey Canyon Development Project, in an Amount Not to Exceed \$340,260
CEQA: Exempt
Recommended Action: Approve
- ~~g. Resolution No. 26-16 Approving a Supplemental Budget Appropriation and Professional Services Agreement with Transpo Group USA, Inc. in the Amount of \$49,995 for the Sierra Madre Downtown Parking Study~~
~~CEQA: Not a Project~~
~~Recommended Action: Approve~~
- h. Resolution No. 26-17 Calling a Special Election for Tuesday, June 2, 2026, to Place a Measure to Override the Gann Limit on the Ballot; Resolution 26-18 Requesting the Los Angeles County Board of Supervisors render specified services, and Resolutions 26-19 and 26-20 authorizing written arguments and rebuttal statements for ballot measures
CEQA: Not a Project
Recommended Action: Approve

Item G was pulled by Council action to return to a future meeting as a Discussion item.

Mayor Lowe opened the podium for public comment. City Clerk Aguilar noted for the record that no e-mails had been received prior to the City Council meeting.

Seeing no one come forward, Mayor Lowe closed Public Comment and brought the matter back to the City Council.

Mayor Lowe asked the Council for a motion.

Council Member Parkhurst made a motion to approve Consent A-F and H, with an update to Resolution 26-19, striking Section 1.

Council Member Kriebs seconded the motion.

Mayor Lowe called for a vote of the Council:

Ayes: Mayor Lowe, Mayor Pro Tem Goss, Council Members Garcia, Kriebs, and Parkhurst
Noes: None.
Absent: None.
Abstain: None.

Consent Items A-F and H were approved by unanimous voice vote, as amended.

13. DISCUSSION ITEMS

- a. Report, Discussion, and Direction on Potential Economic Development Programs
CEQA: Not a Project
Recommended Action: Provide Direction

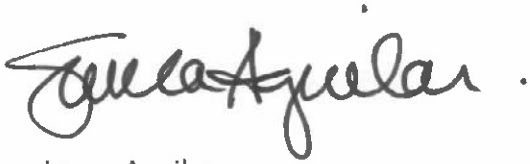
This Discussion item was pulled by City Council action from this agenda to return to a future City Council meeting.

14. ITEMS FOR FUTURE AGENDAS

15. ADJOURNMENT

The City Council adjourned their meeting at 11:23 pm to its next regular meeting on Tuesday, March 10, 2026.

Minutes taken and typed by:



Laura Aguilar

City Clerk

APPROVED by City Council action this 10th day of March, 2026.



Mayor, City of Sierra Madre, California